

1. The bearing base for this survey originated from L.A.C.A. MAP NO. 98
2. This property has an area of 501,376 square feet or 11.51 acres of land.
3. This property is located by San Angeles County, as Tax Map Page 89-0-029.
4. There was no observable evidence of encumbrances found at the time of this survey.
5. The Property has direct access to Toluca Way, which is a private right of way.
6. Interior roadways appear to be private, with no width and number, unless otherwise shown.
7. This survey has been prepared for the purposes only and does not contain sufficient detail for design purposes.

- POTENTIAL ENCROACHMENT NOTES
- 1 Entry stairway and decorative architectural feature lie within Schedule B, Item Number 2.

## POTENTIAL ENCRoACHMENT NOTES

**2** Buildings lies over Schedule B, Item Number 1

## ZONING NOTES

Zoned: SPECIFIC PLAN - LCCA

**Permitted Use Classification:** n/a  
**Observed Use(s):** Hotel  
Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the County's of Los Angeles Zoning Regulations.  
Zoning Regulations are subject to change and interpretation; for further information contact: County of Los Angeles (phone: (213) 974-6111)

### Site Restrictions

1. Minimum building setbacks: (min. provided: 1.6 Feet)
- Front: Per specific plan (min. provided: 67.9 Feet)
- Side: Per specific plan (min. provided: 256.8 Feet)
- Rear: Per specific plan (min. provided: 256.8 Feet)
2. Minimum lot size: Per specific plan (min. provided: 50,137.6 Square Feet)
3. Minimum lot coverage: Per specific plan (min. provided: 1,333.76 Feet)
4. Maximum building height: Per specific plan (max. provided: 41 Feet)
5. Maximum density: None
6. Maximum floor area ratio: None

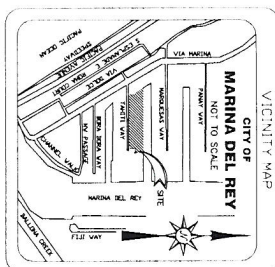
Survey Prepared By  
CRN Civil Engineers  
232 Avenida Fabricante, Ste. 10  
San Clemente, CA 92672  
Phone: (949) 248-4685  
Fax: (949) 248-4687

Surveyor's Drawing No. 11758  
Surveyor's Site No. 1  
Made Oct 2 by  
Checked by J.W. Drawn by G.S.

0 60 120

GRAPHIC SCALE: 1" = 60'

## VICINITY MAP



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43°11'32"	60.00'	45.59'
C2	43°31'52"	60.00'	45.59'

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.03'	S89°59'55"N
L2	117.00'	S00°00'00"E
L3	150.00'	N00°00'00"E
L4	31.97'	S90°00'00"W

Parking Tobulation

- |   |  |
|---|--|
| - Regular piping space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of Per specific point. |  |
| - Handicap spaces are calculated based on ADA requirements, whichever is greater  |  |
| <b>Per Specific Point</b>   |  |
| Total regular spaces required: Per specific point - provided 159  |  |
| Total handicap spaces required: Per specific point - provided 286   |  |
| Total required spaces: Per specific point - provided 445  |  |
| Total handicap spaces required: Per specific point - provided 2   |  |
| Total combined spaces required: Per specific point - provided 447   |  |

## FLOOD ZONE NOTE

By graphic(s) only, this property is in Zone X<sup>1</sup> & X<sup>2</sup> (SHADED) of the Flood Insurance Rate Map, Community Panel No. 060301713521, which bears an effective date of 09/26/2008 and is NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-639-6626), we have learned the community DICS currently participating in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

## LEGAL DESCRIPTION

Parcel 1:  
Parcels 63 to 91 inclusive, as shown on Los Angeles County Assessor's Map No. 885 filed in Book 1 Page(s) 53 through 70 inclusive, of Assessor's Maps, in the Office of the Recorder of said county, and the Eastern 24.81 feet of parcel 92, in said county, as shown on said map.

Parcel 2:

A right of way for access purposes to be used in common with others over the Northernly 10 feet of the Westernly 32 feet of the Easternly 56.81 feet of said parcel 92, according to the notice of amendment to lease, recorded October 12, 1977 as Instrument No. 77-1193614, of Official Records.

### Surveyor's Description:

[illegible]

Being the same tract of land described in a Title Report prepared by Chicago Title Company, Commitment No. 116744570-X49, dated January 27, 2012 at 7:30 a.m.

## ALTA/ACSM LAND TITLE SURVEY

13935--14055 Tahiti Wey,  
Morino Del Rey, California  
Surveyor's Certification

To: lander (btd), Chicago Title Company, Archstone Marina Bay LP, Archstone Marina Bay GP LLC, Archstone Marina Bay RET LP, Archstone Marina Bay RET LLC and MKAssociates, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for oil/ocean land title surveys, jointly established and adopted by oila and nspss, and includes items 2, 3, 4, 6(b), 8, 9, 11(a), 13, 19 and 21 of table a thereof.

The field work was completed on 02/06/2012.

Date of Plot or Map: 02/14/2012

Surveyor's Signature

Registered Surveyor Jeffrey L. May  
Registration Number 5379  
in the State of California  
Date of last Revision: 05/30/2012

PROJECT NAME:	Morad De Rey	MXA PROJECT No:	057-2-2364
ADDRESS:	3935-14055 Tami Way	CITY	Morad De Rey STATE
		CA	CA

**MLA**  
A National Land Services Group

For inquiries concerning this survey, contact your  
Noted Coordinators of Land Survey Services

6593 Commerce Court - Arlington, Virginia 22207  
Phone: (540) 429-3560 Fax: (540) 428-3560  
E-mail: [commerce@mla5593.com](mailto:commerce@mla5593.com)  
[www.mla5593.com](http://www.mla5593.com)

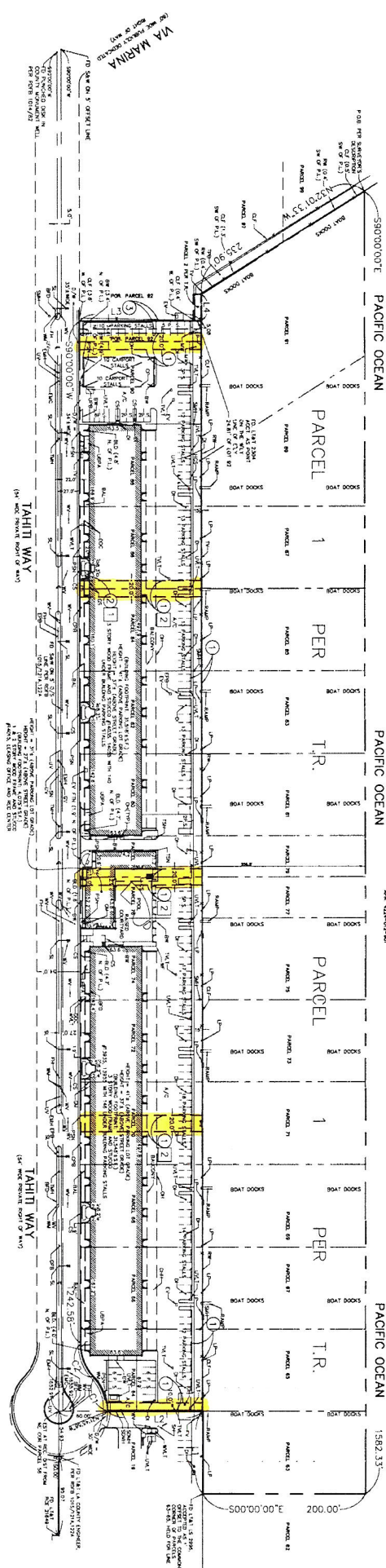
[illegible]

1. **Exemption for storm damage, fire, floods, accidents, wars and harbor utility.** Map of L.A. County Assessors' Map No. 86, *Official Records, 963 in Book 150505* Page 496.
2. **Exemption for docks.** W.M. 8, 1971 as instrument No. 963 in Book 150505 Page 496.
3. **Exemption for docks.** October 24, 1977 as instrument No. 77-112854. *Official Records, 14255 in Book 150505*

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	43.3152°	60.00'	45.53'
C2	43.3152°	60.00'	45.53'

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.03'	S89.59.55.7°
L2	112.00'	S90.00.00.0°
L3	150.00'	S90.00.00.0°
L4	31.97'	S90.00.00.0°




Survey Prepared By:  
JRN Civil Engineers  
212 Mendocino Fabricate St.  
San Clemente, CA 92672  
Phone (949) 441-6665  
Fax (949) 240-1681

Surveyor's Drawing No. 11726  
Surveyor's State No. 1000  
Created by JLR  
Checked by JLR  
Designed by JLR  
Written by JLR  
Drawn by JLR  
Reviewed by JLR  
Date 05/01/2011  
Scale 1" = 60'

GRAPHIC SCALE 1" = 60'

Copyright 2011 by M&J Associates, Inc. This product may be printed by copyright owner and all rights reserved.

	<b>Mika</b>	
A National Land Services Group		
For National Coordination of Land Survey Control MKA		
United Brotherhood of Land Surveyors		
659 Commerce Court - Warrington, Virginia 20187		
Phone: 703/428-3335 Fax: (804) 428-3366		
E-Mail: <a href="mailto:mika@unlsg.com">mika@unlsg.com</a>		
Web: <a href="http://www.unlsg.com">www.unlsg.com</a>		
SHEET	2 OF 2	